

SUNNY SLOPES

WORK ORDER

Completed

Ordered By MIKE SEITZINGER

Date 12-20-1960

Phone

Lot No. 10

Addition SUNNY SLOPES

Section No. T N R

Description:

202 RIDGEVIEW DR.

Notes:

F.S.

Fee

John T. Stapleton, Civil Engineer and Surveyor

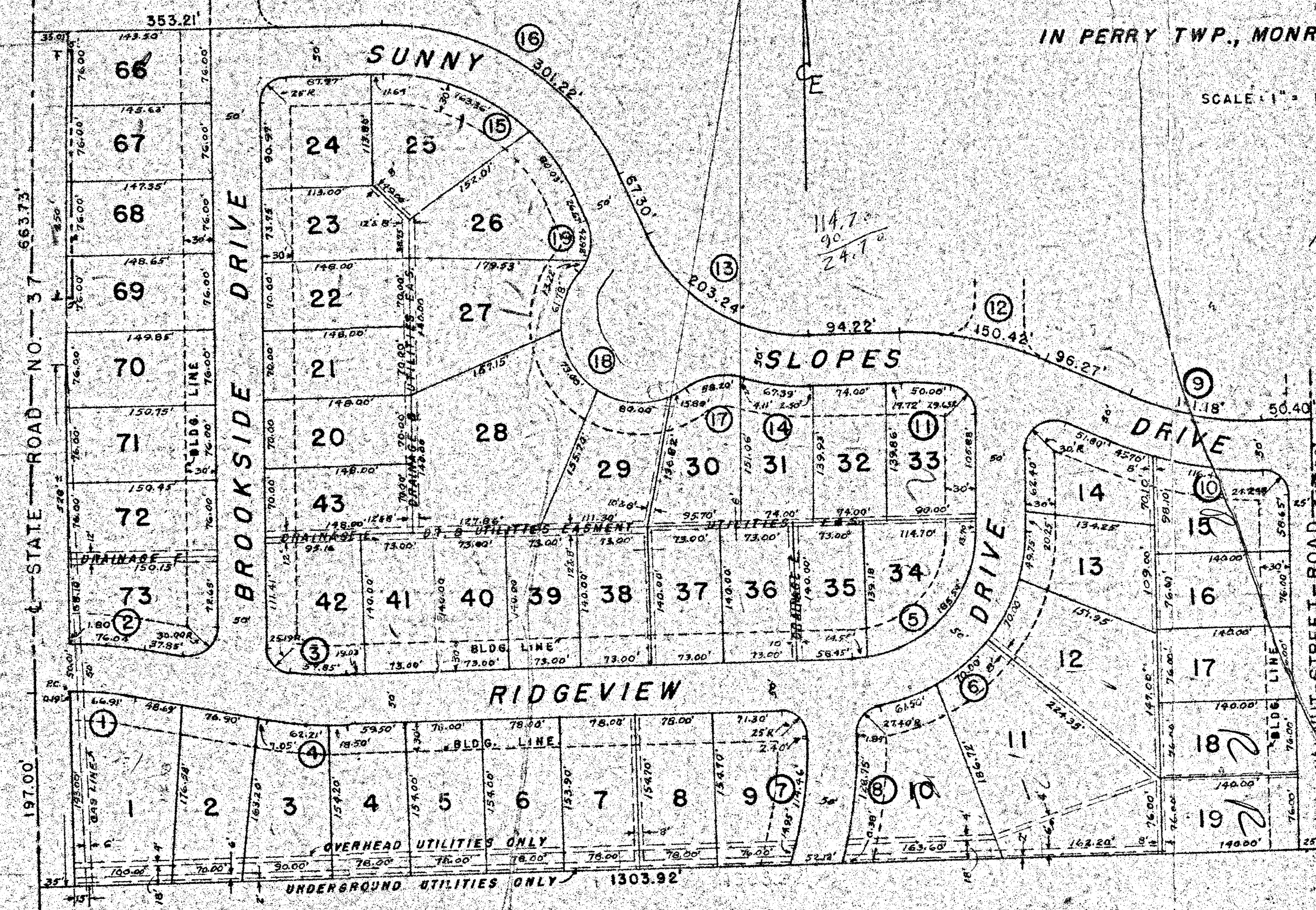
011

01				01
10		30		

IN PERRY TWP., MONROE COUNTY, INDIANA

SCALE: 1" = 100'

FROM FACE OF CURB TO
LOT LINE = 11 FT.



NO.	RADIUS	ANGLE	TANGENT	LENGTH
1	375.78'	10°14'	33.64'	67.10'
2	425.78'	"	38.12'	76.04'
3	359.32	9°14'	29.05'	57.85'
4	409.32	11°18'	40.49'	80.71'
5	129.05'	88°50'	126.45'	200.09'
6	179.05'	80°34'	151.77'	251.26'
7	399.61'	16°25'	57.63'	114.46'
8	449.61'	"	64.83'	128.75'
9	336.59'	24°02'	71.65'	141.18'
10	386.59'	"	82.30'	162.16'
11	308.11'	9°18'	25.06'	50.00'
12	368.11'	24°04'	76.34'	150.42'
13	173.62'	67°04'	118.07'	203.34'
14	223.62'	17°16'	33.96'	67.39'
15	210.44'	66°16'	137.37'	243.39'
16	260.44'	"	170.00'	301.22'
17	90.00'	51°00'	NOT USED	62.31'
18	80.00'	165°08'	"	230.58'
19	50.00'	64°20'	"	56.14'

I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above plat is a true representation of the Sunny Slopes Addition Number One, of a part of the East half of the Northwest quarter of Section 16, 22N-17W, and described as follows: Beginning at a point that lies 157 feet South of the Northeast corner of said east half of the Northwest quarter, and on the centerline of State Highway Number 37, running thence North 130° 02' 00" to the center of the Walnut Street Road, thence North & West along the center of said Walnut Street Road a distance of 437.90 feet, thence South 88° 40' 00" West a distance of 50.40 feet to a point of tangency with a curve to the right having a radius of 276.93 feet, thence along said curve for 141.15 feet to a line tangent to said curve at that point, thence North 66° 20' West along said line a distance of 96.27 feet to a point of tangency with a curve to the left having a radius of 338.11 feet, thence along said curve for 150.43 feet to a line tangent to said curve at that point, thence South 88° 36' 00" West along said line a distance of 94.22 feet to a point of tangency with a curve to the right having a radius of 175.62 feet, thence along said curve for 233.84 feet to a line tangent to said curve at that point, thence North 22° 20' West along said line a distance of 67.30 feet to a point of tangency with a curve to the left having a radius of 260.44 feet, thence along said curve for 301.22 feet to a line tangent to said curve at that point, thence North 62° 36' West for 255.21 feet to the center of State Highway Number 37, thence in a Southwesterly direction along a curve having a radius of 17,153.8 feet for a distance of 666.73 feet at which point said curve becomes tangent to the West line of the East half of the Northwest quarter of Section 16, 22N, 17W, thence south along said West line, and the centerline of State Highway Number 37 to the point of beginning, a distance of 197.00 feet. Containing in all 19.70 Acres, more or less.

Prior easements as follows, noted on Plat:

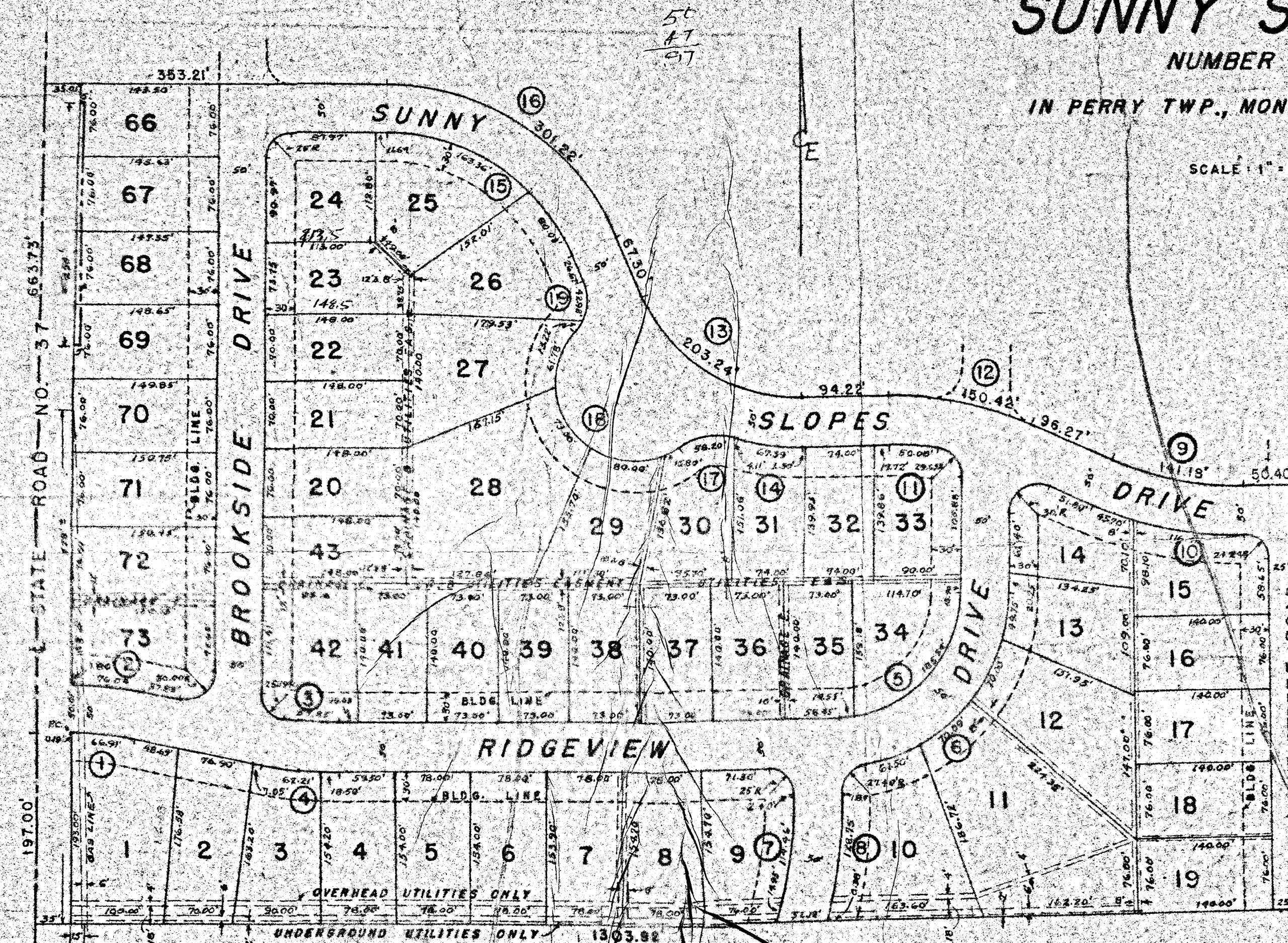
1. Gas line through Lots 1, 73, 72, 71, and 70, as recorded in the office of the Recorder of Monroe County, Indiana, Miscellaneous Record 12, Page 145.
2. Highway right of way at back of Lots 66, 67, 68, and 69. Right of way agreement dated May 12, 1927, and signed by Quince Cox, grantor, on file in Central Office of Indiana State Highway Commission, in Indianapolis, Indiana.

PLAT OF SUNNY SLOPES

NUMBER ONE

IN PERRY TWP., MONROE COUNTY, INDIANA

SCALE 1" = 100'



NO.	RADIUS	ANGLE	TANGENT	LENGTH
1	375.78'	10°14'	33.64'	67.10'
2	425.78'	"	38.12'	76.04'
3	359.32'	9°14'	29.05'	57.85'
4	409.32'	11°18'	40.49'	80.71'
5	129.05'	89°50'	129.45'	200.09'
6	179.05'	80°34'	151.77'	251.26'
7	399.61'	16°25'	57.63'	114.46'
8	449.61'	"	64.83'	128.75'
9	336.59'	24°02'	71.65'	141.18'
10	386.59'	"	82.30'	162.16'
11	308.11'	9°18'	25.06'	50.00'
12	368.11'	24°04'	76.34'	150.42'
13	173.62'	67°04'	115.07'	203.34'
14	223.62'	17°16'	33.96'	67.39'
15	210.44'	66°16'	137.37'	243.39'
16	260.44'	"	170.00'	301.22'
17	70.00'	51°00'	NOT USED	62.31'
18	80.00'	165°08'	"	230.58'
19	50.00'	64°20'	"	56.14'

I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above plat is a true and correct representation of the land shown on the original survey of a part of the West Half of the Northwest quarter of Section 15-11-R14, and described as follows: Beginning at a point that is 1567 feet South of the Northwest corner of said West Half of the Northwest quarter, and on the centerline of State Highway Number 27, running thence East 150.00 feet to the center of the Walnut Street Road, thence North along the center of said Walnut Street Road a distance of 375.78 feet, thence South 83°40' West a distance of 30.40 feet to a point of tangency with a curve to the right having a radius of 376.59 feet, thence along said curve for 141.18 feet to a line tangent to said curve at that point, thence North 66°20' West along said line a distance of 33.64 feet to a point of tangency with a curve to the left having a radius of 338.11 feet, thence along said curve for 151.77 feet to a line tangent to said curve at that point, thence South 83°35' West along said line a distance of 151.77 feet to a point of tangency with a curve to the right having a radius of 173.62 feet, thence along said curve for 203.34 feet to a line tangent to said curve at that point, thence North 17°16' East along said line a distance of 33.96 feet to a point of tangency with a curve to the left having a radius of 223.62 feet, thence along said curve for 243.39 feet to a line tangent to said curve at that point, thence North 24°04' East along said line a distance of 76.34 feet to a point of tangency with a curve to the right having a radius of 368.11 feet, thence along said curve for 150.42 feet to a line tangent to said curve at that point, thence South 9°14' West along said line a distance of 29.05 feet to a point of tangency with a curve to the left having a radius of 359.32 feet, thence along said curve for 57.85 feet to a line tangent to said curve at that point, thence North 10°14' East along said line a distance of 33.64 feet to a point of tangency with a curve to the right having a radius of 375.78 feet, thence along said curve for 67.10 feet to the beginning point.

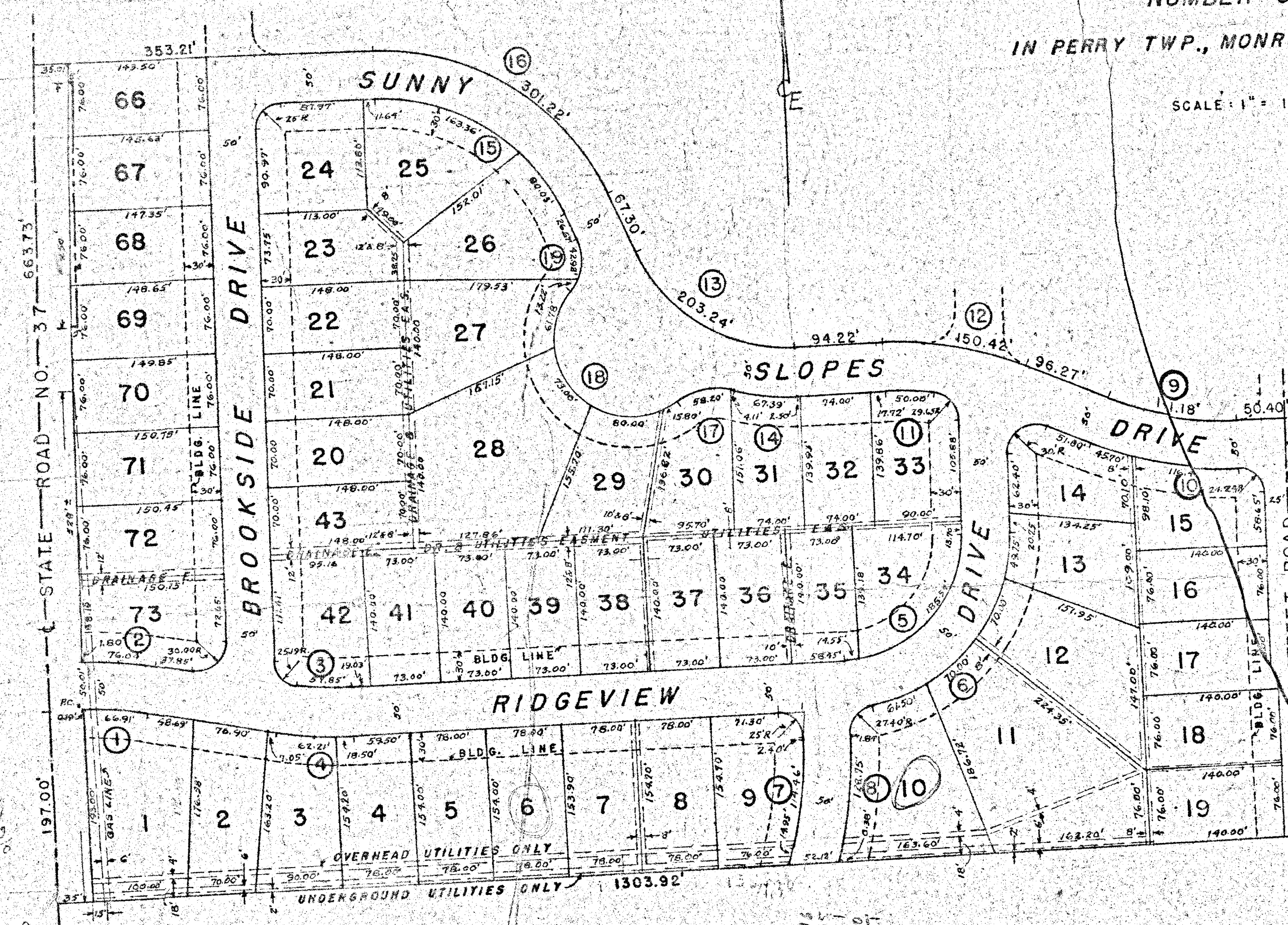
IN PERRY TWP., MONROE COUNTY, INDIANA

NO.	RADIUS	ANGLE	TANGENT	LENGTH
1	375.78°	10°14'	33.64"	671.0'
2	425.78°	"	38.12"	76.04'
3	359.32°	9°14"	29.05'	57.85'
4	409.32°	11°18'	40.49"	80.71"
5	129.05°	88°50"	126.45'	200.09'
6	179.05°	80°34"	151.77"	251.26'
7	399.61°	16°25'	57.63"	114.46'
8	449.61°	"	64.83"	128.75'
9	336.59°	24°02'	71.65'	141.18'
10	386.59°	"	82.30"	162.16'
11	308.11°	9°18"	25.05'	50.00'
12	358.11°	2°04'	76.34"	150.42'
13	173.62°	67°04"	115.07"	203.34'
14	223.62°	17°16"	33.96"	67.93'
15	210.44°	66°16"	137.37"	243.39"
16	260.44°	"	170.07"	301.22"
17	70.00°	51°00"	USED	62.31'
18	80.00°	165°08"	"	230.58'
19	50.00°	64°20"	"	56.14'

TOP SECRET - FRODO BAGGINS & THE RINGS OF POWER

PLAT OF
SUNNY SLOPES
NUMBER ONE
IN PERRY TWP., MONROE COUNTY, INDIANA

SCALE: 1" = 100'



NO.	RADIUS	ANGLE	TANGENT	LENGTH
1	375.78'	10°14'	33.64'	67.10'
2	425.78'	"	38.12'	76.04'
3	359.32'	9°14'	29.05'	57.85'
4	409.32'	11°18'	40.49'	80.71'
5	129.05'	88°50'	126.45'	200.09'
6	179.05'	80°34'	151.77'	251.26'
7	399.61'	16°25'	57.63'	114.46'
8	449.51'	"	64.83'	128.75'
9	336.59'	24°02'	71.65'	141.18'
10	386.59'	"	82.30'	162.16'
11	308.11'	9°18'	25.06'	50.00'
12	358.11'	24°04'	76.34'	150.42'
13	173.62'	67°04'	115.07'	203.34'
14	223.62'	17°16'	33.96'	67.39'
15	210.44'	66°16'	137.37'	243.39'
16	260.44'	"	170.00'	301.22'
17	70.00'	51°00'	NOT USED	62.31'
18	80.00'	165°08'	"	230.58'
19	50.00'	64°20'	"	56.14'

I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above plat is a true representation of the Sunny Slopes Addition Number One, of a part of the West half of the Northwest quarter of Section 15, T2N, R2W, and described as follows:— Beginning at a point that is 1567 feet south of the Northwest corner of said East half of the Northwest quarter, and on the centerline of State Highway Number 17, running thence West 1700.00 feet to the center of Walnut Street Road, 40' east a distance of 1700.00 feet to a line tangent to said curve at that point, thence North 83° 55' West for 203.24 feet to a point of tangency with a curve to the right having a radius of 375.78 feet, thence along said curve for 67.10 feet to a line tangent to said curve at that point, thence North 10° 14' West for 33.64 feet to a point of tangency with a curve to the left having a radius of 425.78 feet, thence along said curve for 76.04 feet to a line tangent to said curve at that point, thence North 9° 14' West for 57.85 feet to a point of tangency with a curve to the right having a radius of 359.32 feet, thence along said curve for 80.71 feet to a point of tangency with a curve to the left having a radius of 409.32 feet, thence along said curve for 114.46 feet to a point of tangency with a curve to the right having a radius of 129.05 feet, thence along said curve for 200.09 feet to a point of tangency with a curve to the left having a radius of 179.05 feet, thence along said curve for 251.26 feet to a point of tangency with a curve to the right having a radius of 399.61 feet, thence along said curve for 114.46 feet to a point of tangency with a curve to the left having a radius of 449.51 feet, thence along said curve for 128.75 feet to a point of tangency with a curve to the right having a radius of 336.59 feet, thence along said curve for 141.18 feet to a point of tangency with a curve to the left having a radius of 386.59 feet, thence along said curve for 162.16 feet to a point of tangency with a curve to the right having a radius of 308.11 feet, thence along said curve for 50.00 feet to a point of tangency with a curve to the left having a radius of 358.11 feet, thence along said curve for 150.42 feet to a point of tangency with a curve to the right having a radius of 173.62 feet, thence along said curve for 203.34 feet to a point of tangency with a curve to the left having a radius of 223.62 feet, thence along said curve for 67.39 feet to a point of tangency with a curve to the right having a radius of 210.44 feet, thence along said curve for 243.39 feet to a point of tangency with a curve to the left having a radius of 260.44 feet, thence along said curve for 301.22 feet to a point of tangency with a curve to the right having a radius of 70.00 feet, thence along said curve for 62.31 feet to a point of tangency with a curve to the left having a radius of 80.00 feet, thence along said curve for 230.58 feet to a point of tangency with a curve to the right having a radius of 50.00 feet, thence along said curve for 56.14 feet to the point of beginning, a distance of 197.00 feet. Containing in all 18.70 Acres, more or less.

- Witness my hand and seal, this 1st day of May, 1927.
1. Gas line through Lots 1, 73, 72, 71, and 70, as recorded in the office of the Recorder of Monroe County, Indiana, Miscellaneous Record 18, Page 145.
2. Highway right of way set back of Lots 66, 67, 68, and 69. Right of way agreement dated May 15, 1927, and signed by Quince Cox, grantor, on file in Central Office of Indiana State Highway Commission, in Indianapolis, Indiana.

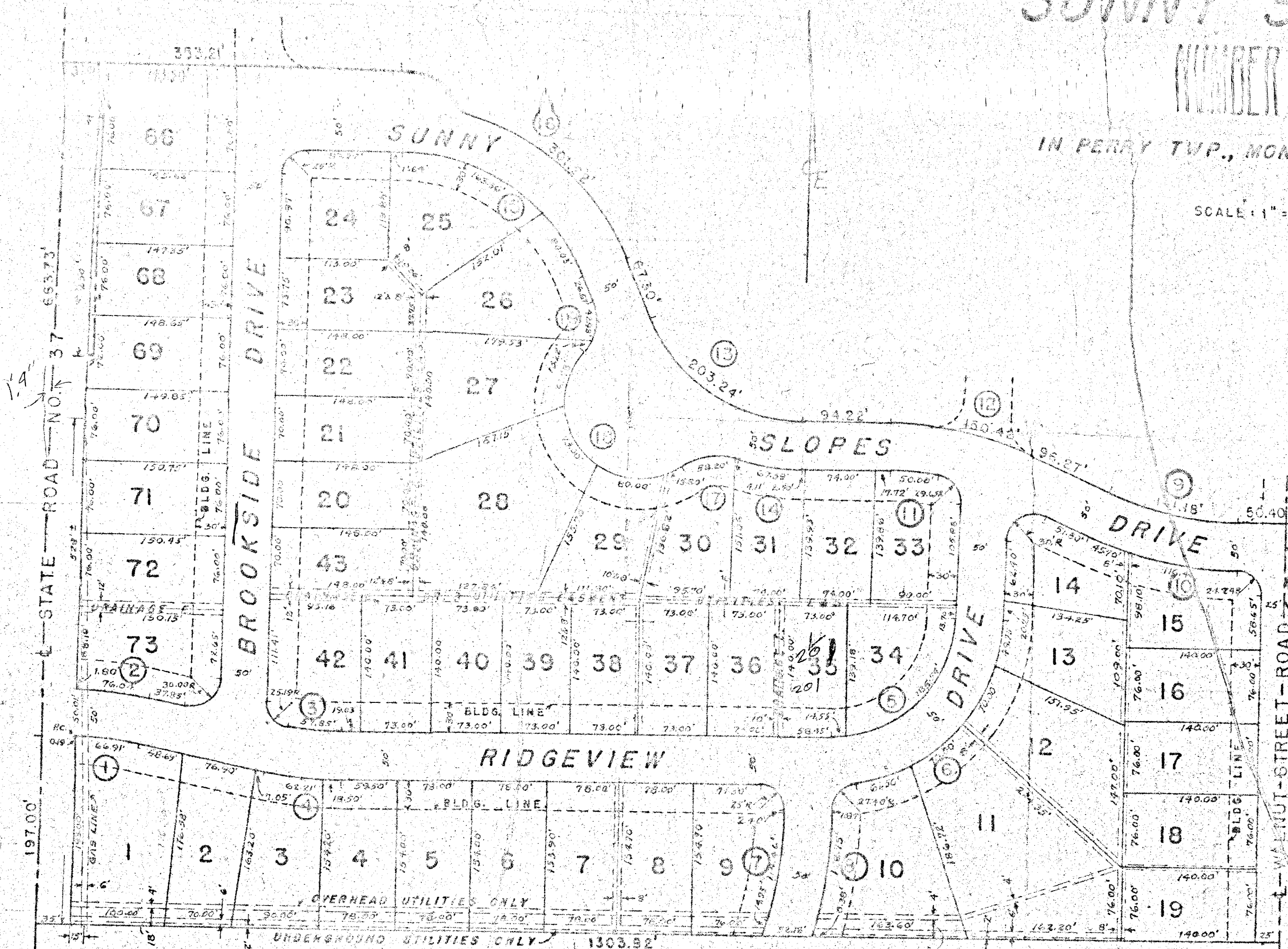
W. Bailey
W. Bailey, Engineer

RESIDENTIAL AREA COVENANTS, RESTRICTIONS AND CONDITIONS

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 850 square feet for a one-story dwelling, nor less than 600 square feet for a dwelling of more than one story.

IN PERRY TWP., MONROE COUNTY, INDIANA

SCALE: 1" = 100'



	<u>RADIUS</u>	<u>ANGLE</u>	<u>TANGENT</u>	<u>LENGTH</u>
1	375.73'	10°14'	33.64'	67.10'
2	425.78'	"	38.12'	76.04'
3	359.32'	9°14'	29.05'	57.85'
4	409.32'	11°18'	40.49'	80.71'
5	129.05'	88°50'	126.45'	200.09'
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9	336.59'	24°02'	71.63'	141.18'
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16	260.44'	"	170.00'	301.22'
17	90.00'	51°00'	NOT USED	62.31'
18	80.00'	165°08'	"	230.58'
19	50.00'	64°20'	"	56.14'

I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above plat is a true and correct copy of the Survey of the Buggy Whips Addition Number One, of a part of the West Half of the Northwest Quarter of Section 13-37-11E, as indicated as follows: Beginning at a point that is 11657 Feet South of the Northwest corner of said plat and on the Northwest quarter, and on the centerline of State Highway Number 37, thence thence West 218.22 feet to the center of the Walnut Street Road, thence North along the center of said Walnut Street Road a distance of 477.30 feet, thence South 83° 40' West a distance of 131.40 feet to a point of tangency with a curve to the right having a radius of 356.59 feet, a thence along said curve until it is tangent to a line to the center.